



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

PUBLIC HEARING

January 19, 2010

1001-DP-01 & 1001-SIT-01

PETITION NUMBER:	1001-DP-01 & 1001-SIT-01	
SUBJECT SITE ADDRESS:	4528 State Road 38	
PETITIONER:	Hamilton County Parks & Recreation	
REQUEST:	Development Plan Review and Site Plan Review of a proposed parking lot in Bray Park	
CURRENT ZONING:	AG-SF1	
CURRENT LAND USE:	Agricultural	
APPROXIMATE ACREAGE:	94 acres	
ASSOCIATED PETITIONS:	None	
EXHIBITS:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. TAC Letter4. Petitioner's Plans	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY	None	
<u>PETITION HISTORY</u>		
<p>This petition was reviewed at the December 22, 2009 Technical Advisory Committee Meeting. It was before the Advisory Plan Commission (the "APC") at the January 4, 2010 APC Workshop Meeting and will receive a public hearing at the January 19, 2010 APC Meeting.</p>		
<u>PROCEDURAL</u>		
<ul style="list-style-type: none">○ Requests for Development Plan Review and Site Plan review are required to be considered at a public hearing. The public hearing for this petition will be held on January 19, 2010 at the Advisory Plan Commission Regular Meeting.○ Notice of the January 19, 2010 public hearing was provided in accordance with the APC Rules of Procedure.○ Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.○ The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.		



PROJECT DESCRIPTION

Bray Family Homestead Park (the “Property”) is the newest Hamilton County park and is currently undeveloped. The plan is for the Property to remain a passive park which will likely include a network of trails, nature areas, observation areas, and a community garden. The proposed access drive aligns with a subdivision entrance across Hinkle Road. The parking lot would provide a designated entrance to the park for patrons. The parking lot has been designed to accommodate school buses for class trips, and its center island has been designed as a rain garden and bio-swale to handle storm water run-off.

DEVELOPMENT REQUIREMENTS (WC 16.04.165)

1. Zoning District Standards

	<u>PROPOSED</u>	<u>STATUS</u>
<u>Residential Districts (WC 16.04.030)</u>		
A1. Partial use of alley for yard	NA	NA
A2a. Accessory buildings not prior to erection of principal building	NA	NA
A2b. Certain accessory structures permitted in front, side, or rear yards	NA	NA
A2c. Larger accessories (antenna dishes, etc.) not permitted in front or side yards	NA	NA
A2d. Windmills not permitted	NA	NA
A3a. Average setback	NA	NA
A3b. Building Lines established in recorded subdivision	NA	NA
A4. Max. Building Height, increased up to 35' if side yard setback increased 1:1	NA	NA
<u>B. AG-SF1</u>		
1. Permitted Uses	Public Park	Compliant
2. Special Exceptions – NA	NA	NA
3. Permitted Home Occupations – NA	NA	NA
4. Min. Lot Area = 3 acres	94 acres	Compliant
5. Min. Lot Frontage on Road = 250'	2,600' +/-	Compliant
6. Min. Setbacks – NA	NA	NA
7. Max. Building Height – NA	NA	NA
8. Min. Single Family Ground Floor SF – NA	NA	NA



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9. <u>Off Street Parking (WC 16.04.120)</u>		
2a. Use – parking for passenger vehicles, patrons, occupants, or employees	Parking for patrons, occupants, employees	Compliant
2b. Location – same lot or within 300' of entrance	NA	NA
2c. Computation – fractional spaces	NA	NA
2d. Collective Provisions – separate uses may provide parking collectively	NA	NA
2e. Space Size – 10'x20'	10'x20'	Compliant
2f. Access – 90 degree spaces = 24' aisle	24'	Compliant
2g. In Yards – allowed in front & side yards	Front yard from proposed ROW	Compliant
2h. Surfacing – 4" thick, dustless material	Compact Washed Aggregate	Compliant
2i. Lighting – NA	NA	NA
2j. Required Spaces – NA	52 spaces	NA
10. Subdivision Not Permitted – NA	NA	NA
11. AG Exempt – NA	NA	NA
C. AG-SF1-I	NA	NA
D. SF-2	NA	NA
E. SF-3	NA	NA
F. SF-4	NA	NA
G. SF-5	NA	NA
H. SF-A	NA	NA
<u>2. Overlay District Standards</u>		
The Property does not fall within an overlay district.		
<u>3. Subdivision Control Ordinance</u>		
The Property is not being subdivided. The Subdivision Control Ordinance is not applicable.		
<u>4. Development Plan Ordinance (WC 16.04.165, D1)</u>		
a. <u>Site Access & Circulation</u>		
1. Access locations	Access from Hinkle Road, across from subdivision entrance	Compliant



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2. Safe & efficient movement to and from site		Vehicular and pedestrian movement to and from Hinkle Road provided	Compliant
3. Safe & efficient movement in and around Site		Looped drive	Compliant
b. <u>Landscaping</u> (WC 16.06 et seq.)			
	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site	NA	NA	NA
Road Frontage Shade Trees – 148' of frontage on Hinkle Road	4 Shade Trees	4 Shade Trees	Compliant
Buffer Yard	NA	NA	NA
Interior Parking Lot (52 spaces = 10,400 square feet)	1,040 square feet of island space (1 tree:4 shrubs per island)	4,400 square feet of island space (4 trees; 4 shrubs)	Compliant
Perimeter Parking Lot			
North of Drive, East side of lot (20')	1 Tree 7 Shrubs	1 Tree 7 Shrubs	Compliant
South of Drive, East side of lot (20')	1 Tree 7 Shrubs	1 Tree 7 Shrubs	Compliant
Wall-Softening (WC 16.06.040, K)	NA	NA	NA
c. <u>Lighting</u> (WC 16.07.010)		None	NA
d. <u>Signs</u>			
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.			



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e. <u>Building Orientation</u>	NA	NA
f. <u>Building Materials</u>	NA	NA
I9. <u>Traffic Impact Study</u>	NA	NA
<u>5. Comprehensive Plan Compliance</u>		
The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Rural Northeast. The Comprehensive Plan does not specifically say that parks and recreation areas are appropriate or not appropriate in this area. The policy established in the Comprehensive Plan is for this area to remain rural in nature, which includes protecting natural open areas, trees, fields, and streams. Bray Park is a passive park that will have trails and re-forested prairies. The intended use of this park maintains the rural, open, and natural features of the property.		
<u>6. Street and Highway Access</u>		
Street access is acceptable to the Hamilton County Highway Department, the reviewing authority.		
<u>7. Street and Highway Capacity</u>		
Street capacity is acceptable to the Hamilton County Highway Department, the reviewing authority.		
<u>8. Utility Capacity</u>		
The Project does not require public or private utilities.		
<u>9. Traffic Circulation Compatibility</u>		
Traffic circulation is acceptable to the Hamilton County Highway Department, the reviewing authority.		
<u>PUBLIC POLICIES</u>		
<u>Comprehensive Plan-Feb 2007</u>		
The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Rural Northeast. The Comprehensive Plan does not specifically say that parks and recreation areas are appropriate or not appropriate in this area. The policy established in the Comprehensive Plan is for this area to remain rural in nature, which includes protecting natural open areas, trees, fields, and streams. Bray Park is a passive park that will have trails and re-forested prairies. The intended use of this park maintains the rural, open, and natural features of the property.		



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Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Hinkle Road as a “Secondary Arterial”, and recommends a minimum dedication of a sixty (60) foot half right-of-way. The submitted plans depict sixty (60) feet half right-of-way along Hinkle Road.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan (the “Parks Plan”) focuses on the build-out and development of the City’s existing parks and trail systems. Bray Park is not a City of Westfield park and does not appear in the Parks Plan.

Water & Sewer System

Bray Park is not served by City water or sewer services.

Annexation

Bray Park is not within the corporate boundaries of the City of Westfield. Annexation is not anticipated in the impending future.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	12/01/09	-	Compliant
Fees	01/08/10	-	Compliant
Legal Description	12/01/09	-	Compliant
Consent Form	NA	-	NA
Site Plan	12/01/09	01/08/10	Compliant
Location Map	12/01/09	-	Compliant
Landscape Plan	12/01/09	01/08/10	Compliant
Sign Plan	NA	-	NA
Lighting Plan	None	-	NA
Building Elevations	NA	-	NA
Access & Circulation	12/01/09	01/08/10	Compliant
Traffic Impact Study	NA	-	NA



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<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	10/29/09	Compliant
TAC	12/22/09	Compliant
Notice - Sign on site	01/08/10	Compliant
Notice- Newspaper	01/08/10	Compliant
Notice -Mail	01/08/10	Compliant

STAFF RECOMMENDATION

Approve 1001-DP-01 & 1001-SIT-01 as presented.

KMT